

dem

WINDSOR DR

- KEY:
- STUDIO
 - 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - CORRIDOR & SERVICE
 - CHILD CARE
 - COMMUNAL AREA
 - MIXED USE / MULTI PURPOSE SPACE
 - ADDITIONAL LEVELS IN MORLING LEARNING CENTRE

Site Area	27460	sqm
Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
Building 2	12,850	
Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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IVANHOE PL

CDA SUBMISSION

MORLING COLLEGE MASTERPLAN

Basement 3 Floor Plan

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plotted by: YLI

date
14/08/20

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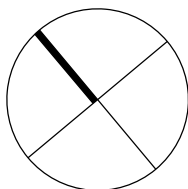
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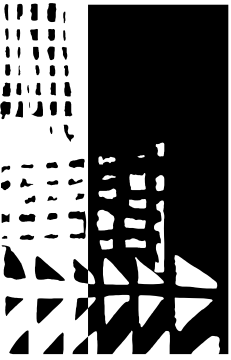
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rev no.
b06

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Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
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Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

Basement 2 Floor Plan

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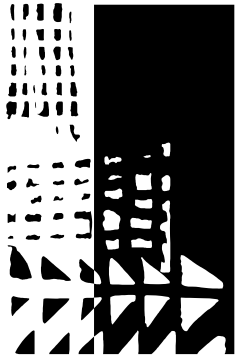
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 - MIXED USE / MULTI PURPOSE SPACE
 - ADDITIONAL LEVELS IN MORLING LEARNING CENTRE

Site Area	27460	sqm
Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
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Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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IVANHOE PL

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MORLING COLLEGE MASTERPLAN

Basement 1 / Lower Ground Level Floor Plan

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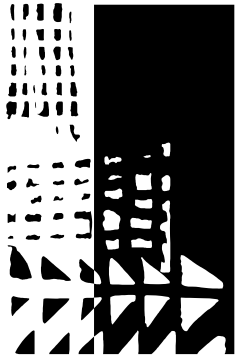
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 - ADDITIONAL LEVELS IN MORLING LEARNING CENTRE

Site Area	27460	sqm
Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
Building 2	12,850	
Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

Mid Ground Floor Plan

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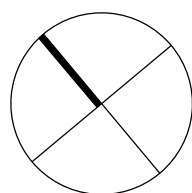
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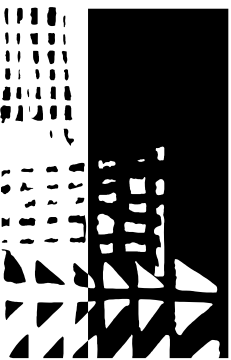
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Site Area	27460	sqm
Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
Building 2	12,850	

Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

Herring Road Ground Floor Plan

date
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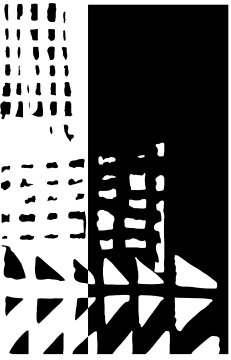
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Site Area	27460	sqm
Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
Building 2	12,850	
Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

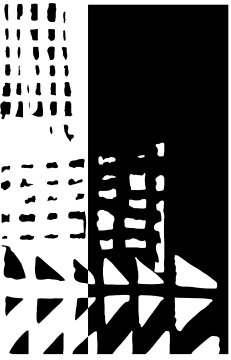
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proj no. 4515-00
rev no. b06

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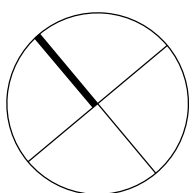
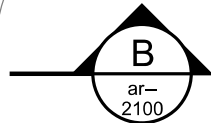
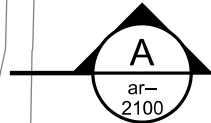
Site Area	27460	sqm
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Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
Building 2	12,850	

Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

Level 2 Floor Plan

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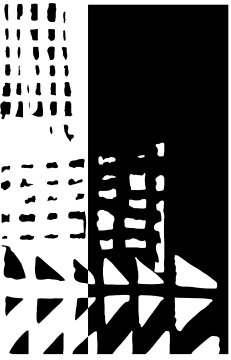
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dwg no.
ar-0106

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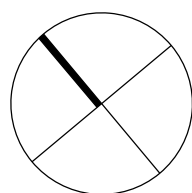
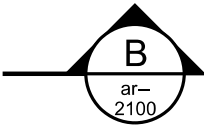
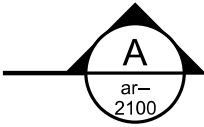
Site Area	27460	sqm
Recommended FSR	2.5 : 1	
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Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

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Building 1	12,805	
Building 2	12,850	
Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

Level 3 Floor Plan

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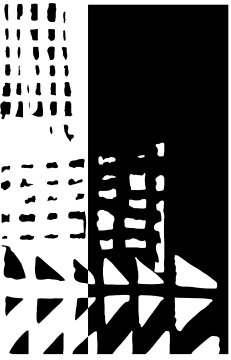
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Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

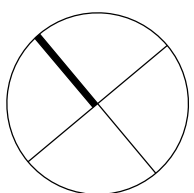
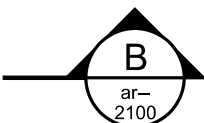
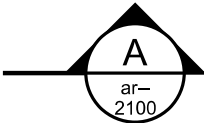
Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
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Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

Typical Floor Plan

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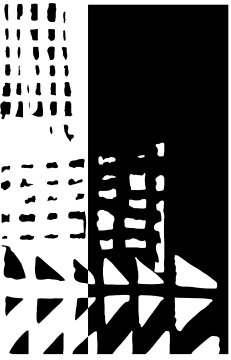
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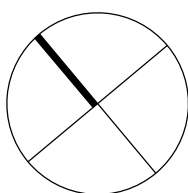
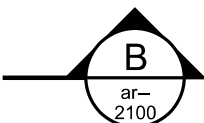
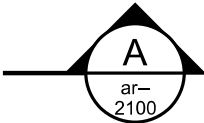
Site Area	27460	sqm
Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
Building 2	12,850	
Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

Upper Floor Plan

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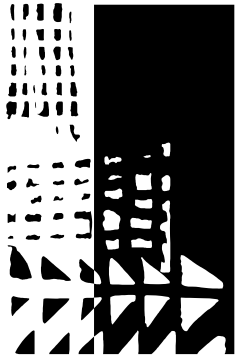
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Site Area	27460	sqm
Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
Building 2	12,850	
Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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MORLING COLLEGE MASTERPLAN

Top Floor Plan

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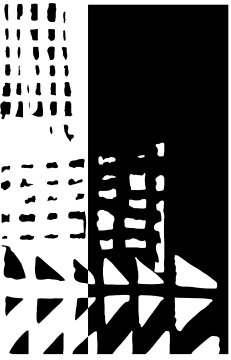
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- KEY:
- STUDIO
 - 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - CORRIDOR & SERVICE
 - CHILD CARE
 - COMMUNAL AREA
 - MIXED USE / MULTI PURPOSE SPACE
 - ADDITIONAL LEVELS IN MORLING LEARNING CENTRE

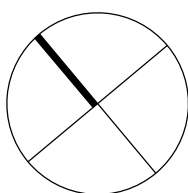
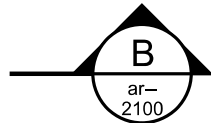
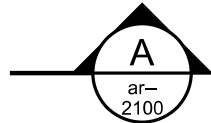
Site Area	27460	sqm
Recommended FSR	2.5 : 1	
Max. GFA	68,650	sqm
Less FSR Transfer	8,017	sqm
Adjusted Max. GFA	60,633	sqm

Proposed	GFA	FSR
Existing Stage 2	3,500	
Existing Stage 3b	4,217	

Site A		
Building 1	12,805	
Building 2	12,850	
Site B		
Building 3	6,850	
Building 4	7,710	
Building 5	6,345	
Total GFA	54,277	1.98

Future Expansion to Stage 3b	6,356	sqm
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IVANHOE PL



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MORLING COLLEGE MASTERPLAN

Roof Plan

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14/08/20

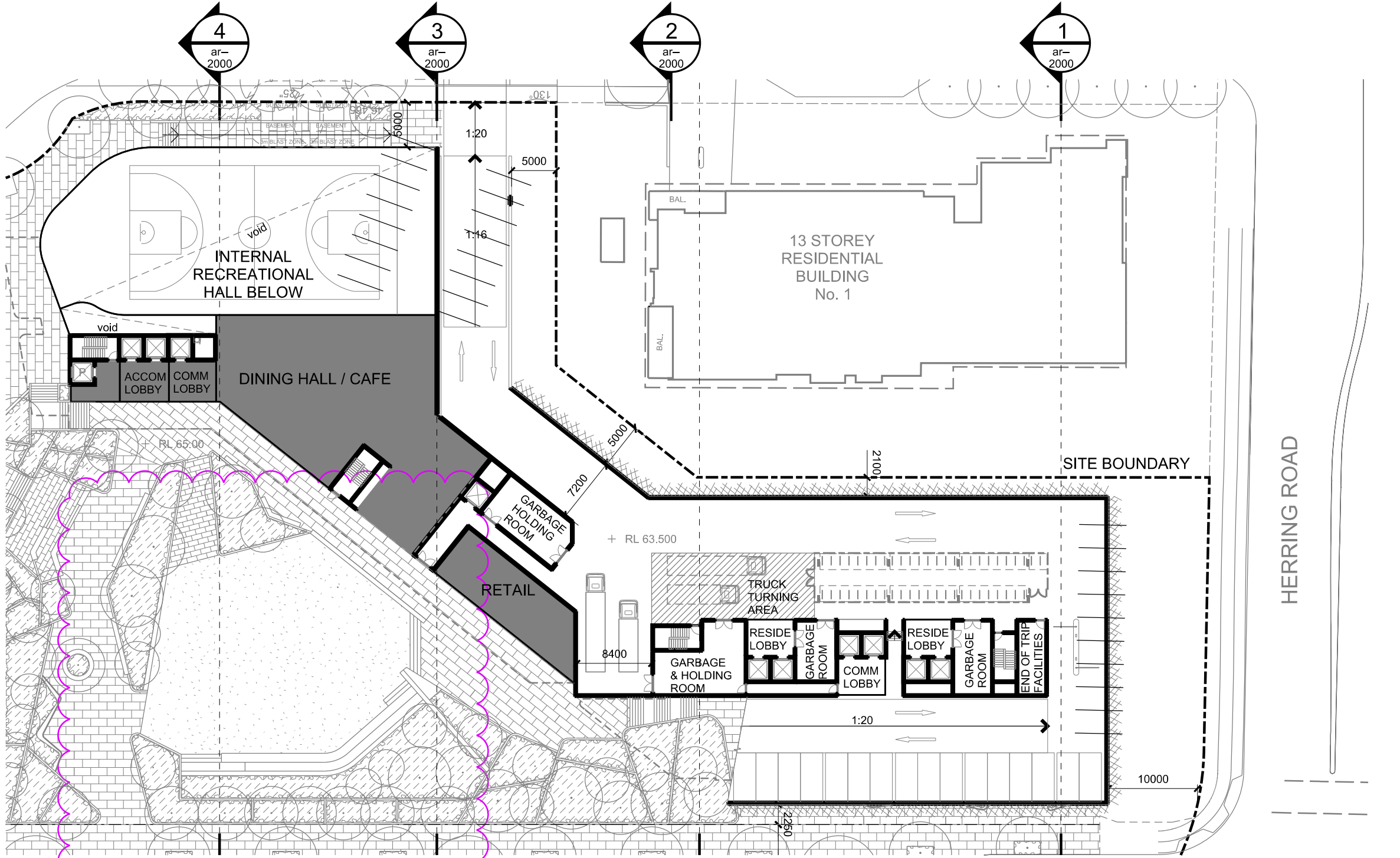
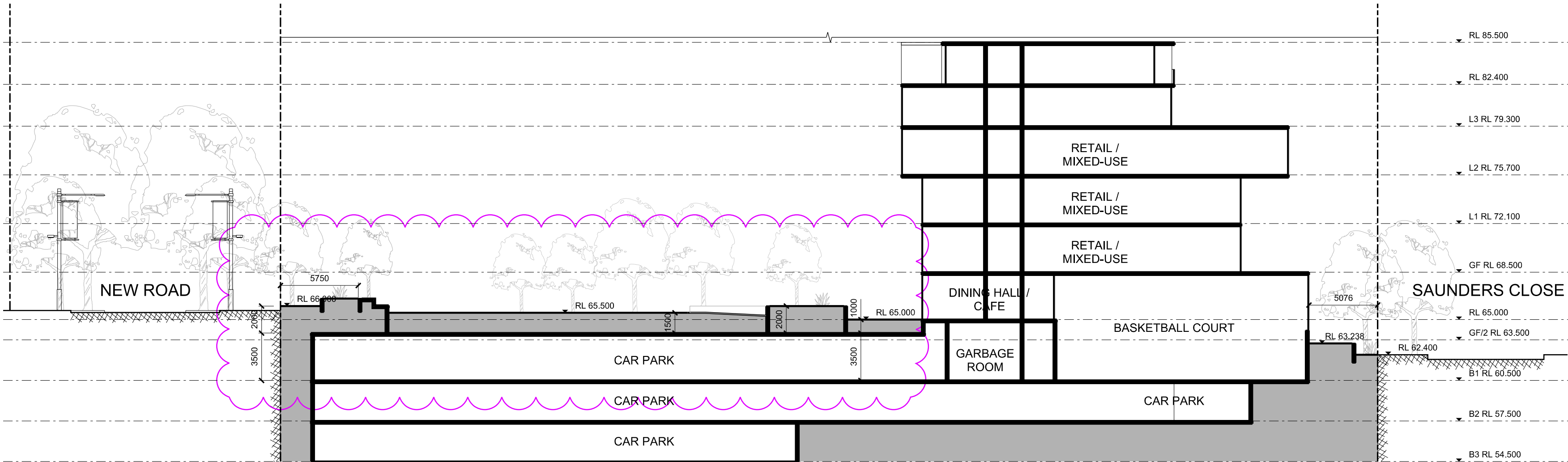
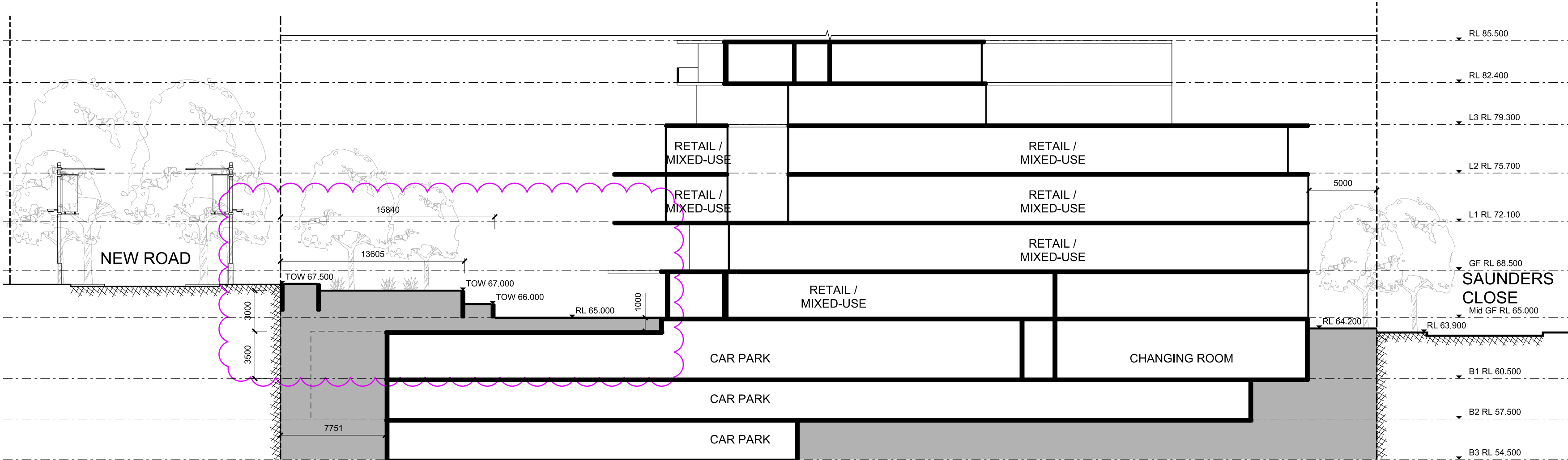
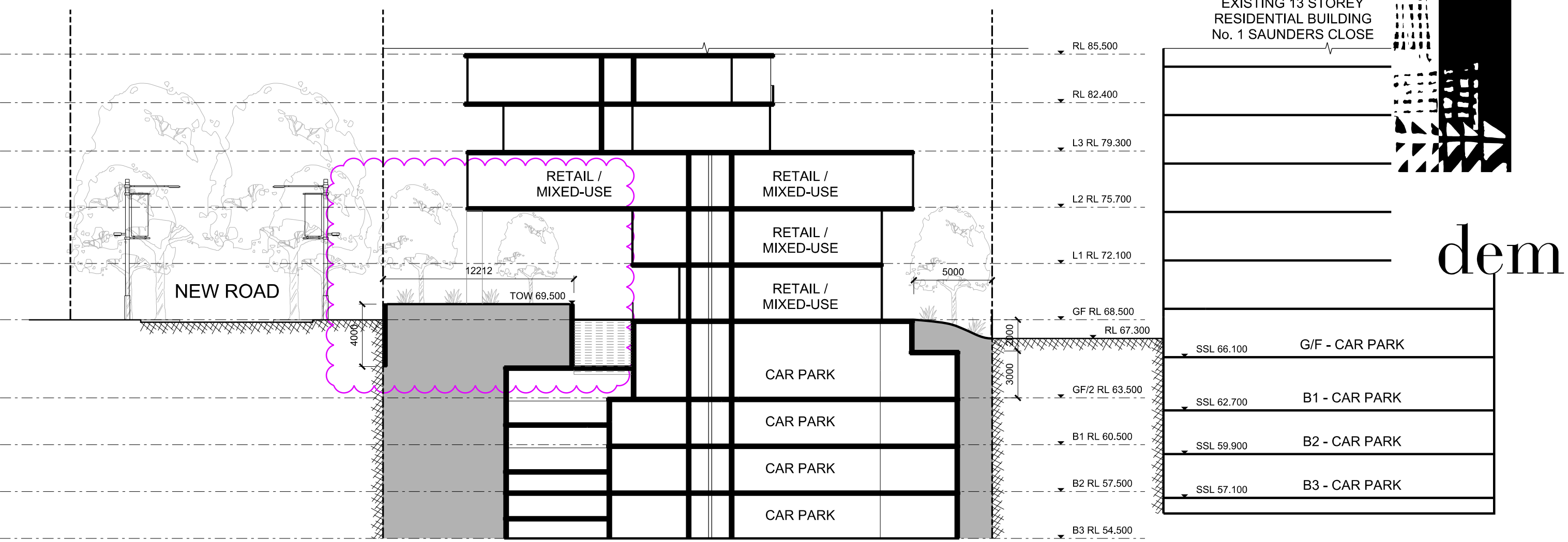
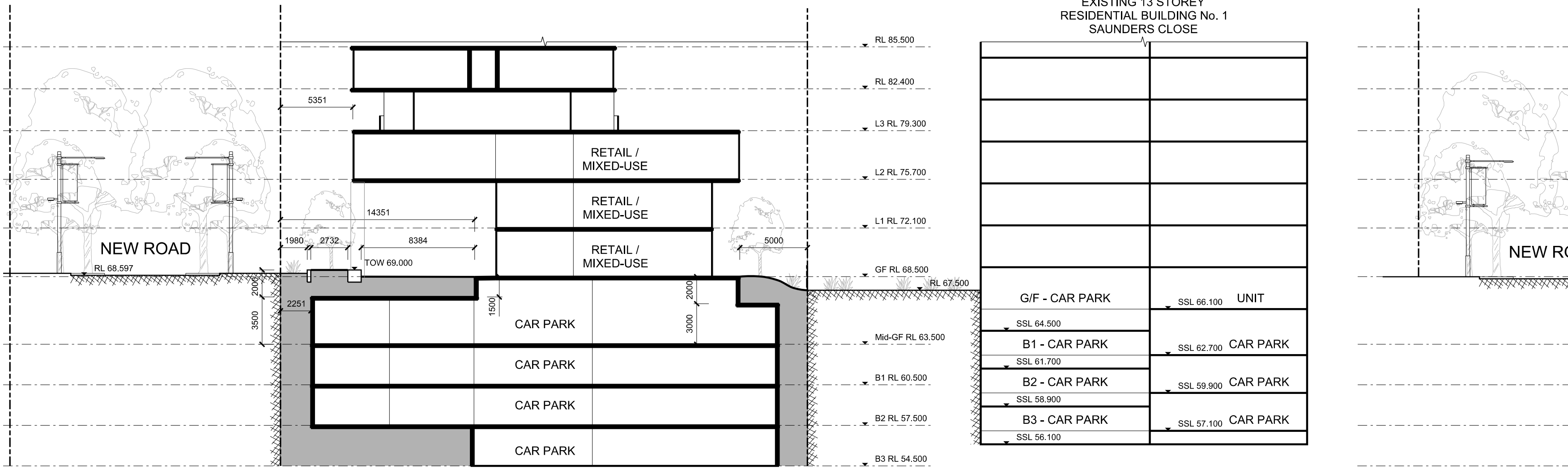
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dwg no.
ar-0111

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KEY PLAN

SITE A AREA	16600 sqm
DEEP SOIL AREA (RCC DCP)	3921 sqm / 23.6%
DEEP SOIL AREA (SEPP 65)	4140 sqm / 24.9%
LANDSCAPED AREA	9439 sqm / 56.9%

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MORLING COLLEGE MASTERPLAN

Site A Sections

date
14/08/20

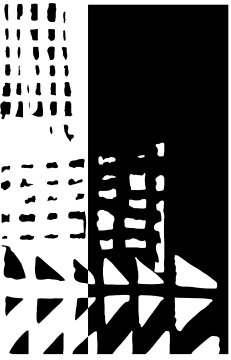
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ar-2000

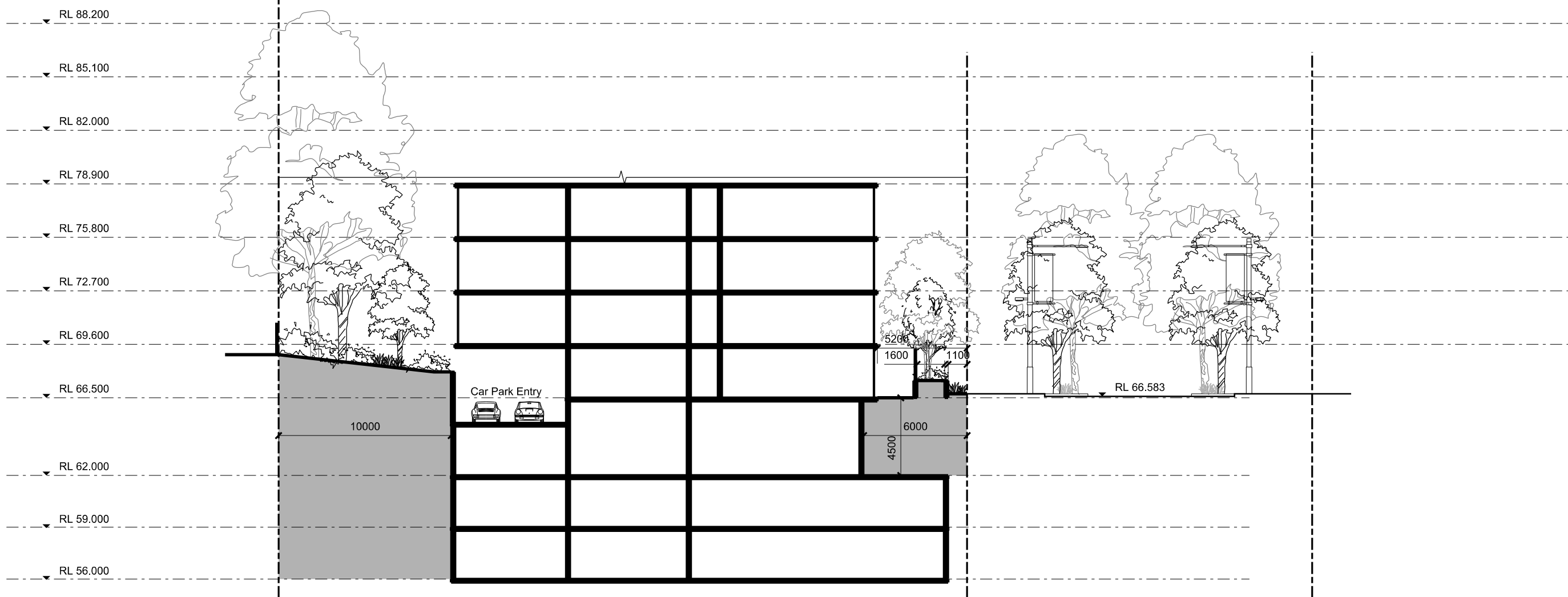
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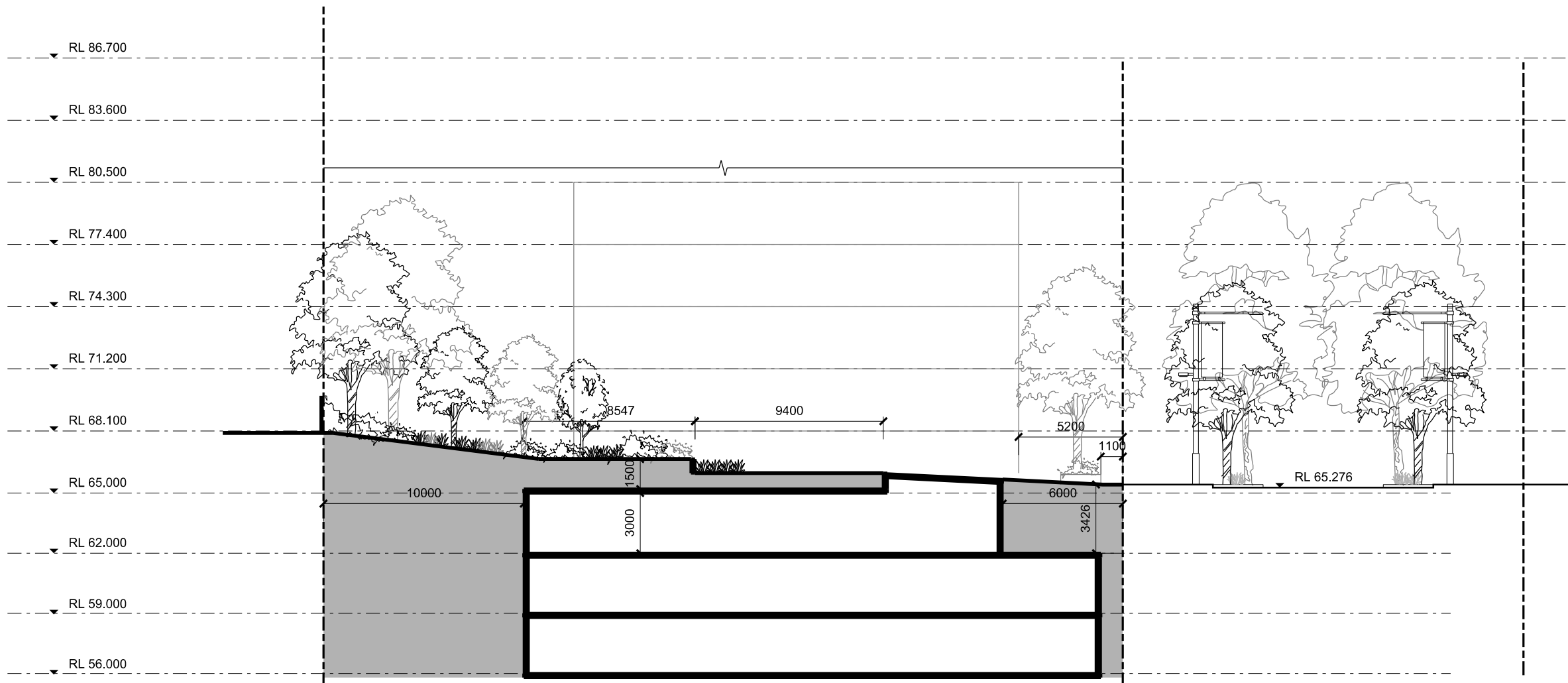
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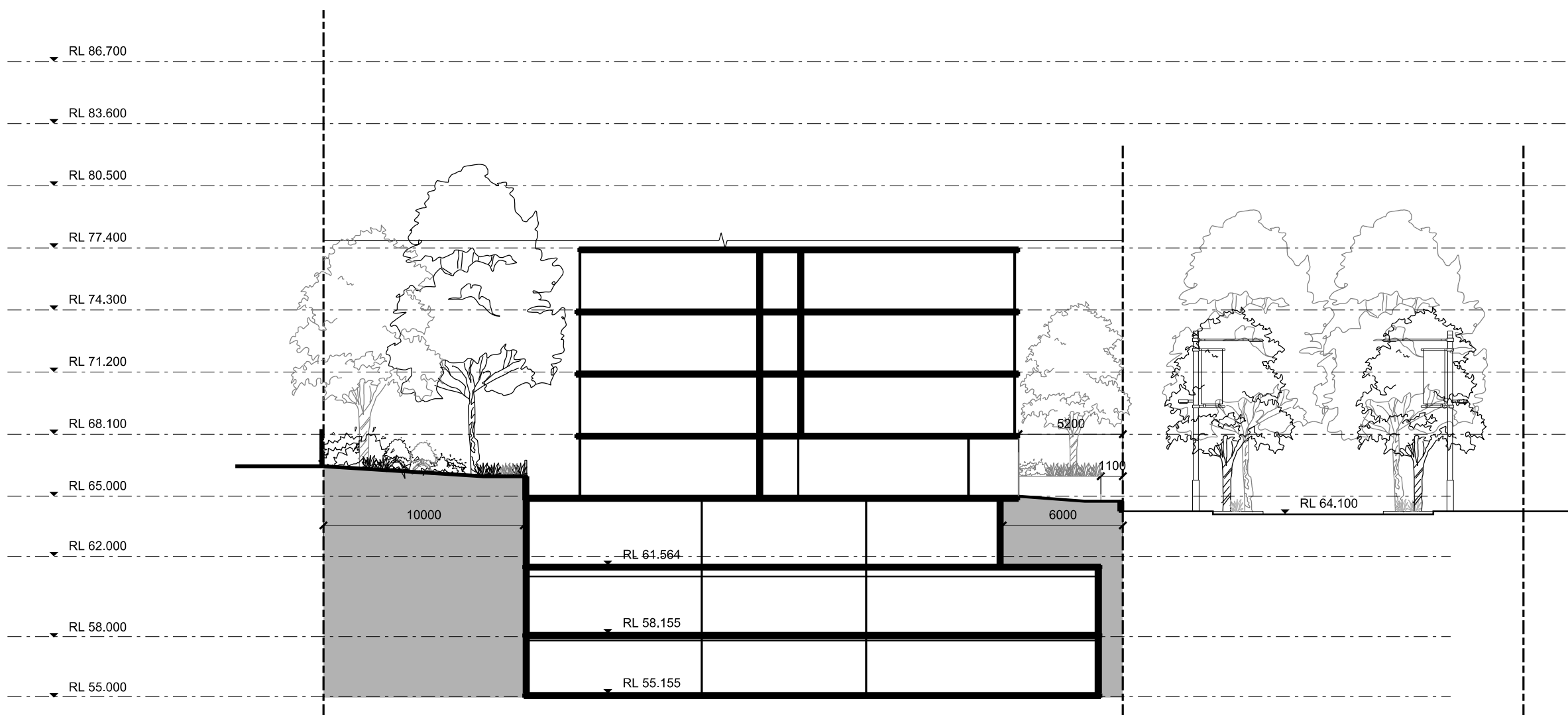
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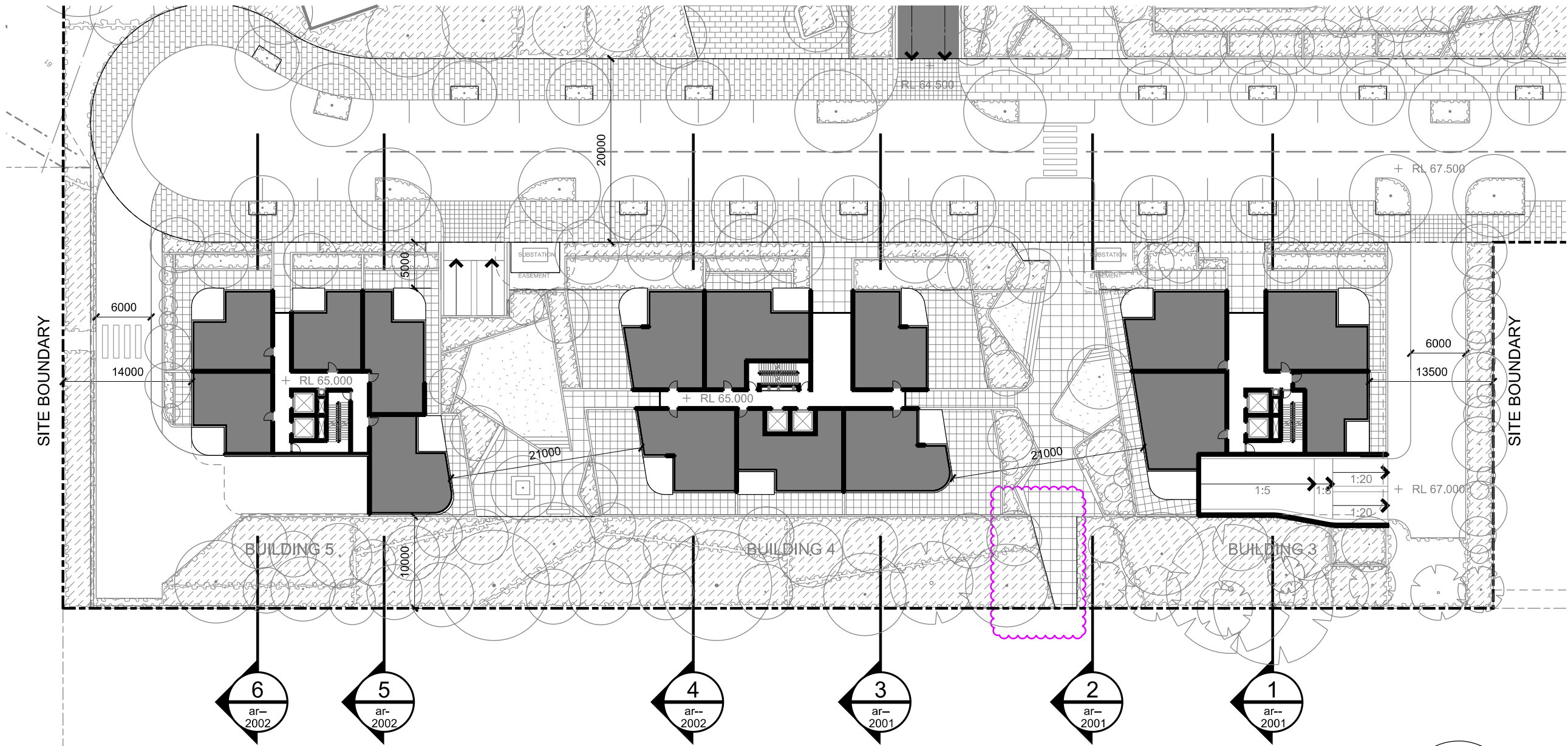
1 SCALE 1:250



2 SCALE 1:250



3 SCALE 1:250



KEY PLAN SCALE 1:500

SITE B AREA	6217 sqm
DEEP SOIL AREA (RCC DCP)	1315 sqm / 21.2%
DEEP SOIL AREA (SEPP 65)	1430 sqm / 23.0%
LANDSCAPE AREA	2470 sqm / 39.7%

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MORLING COLLEGE MASTERPLAN

Site B Sections

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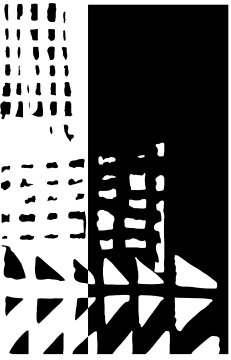
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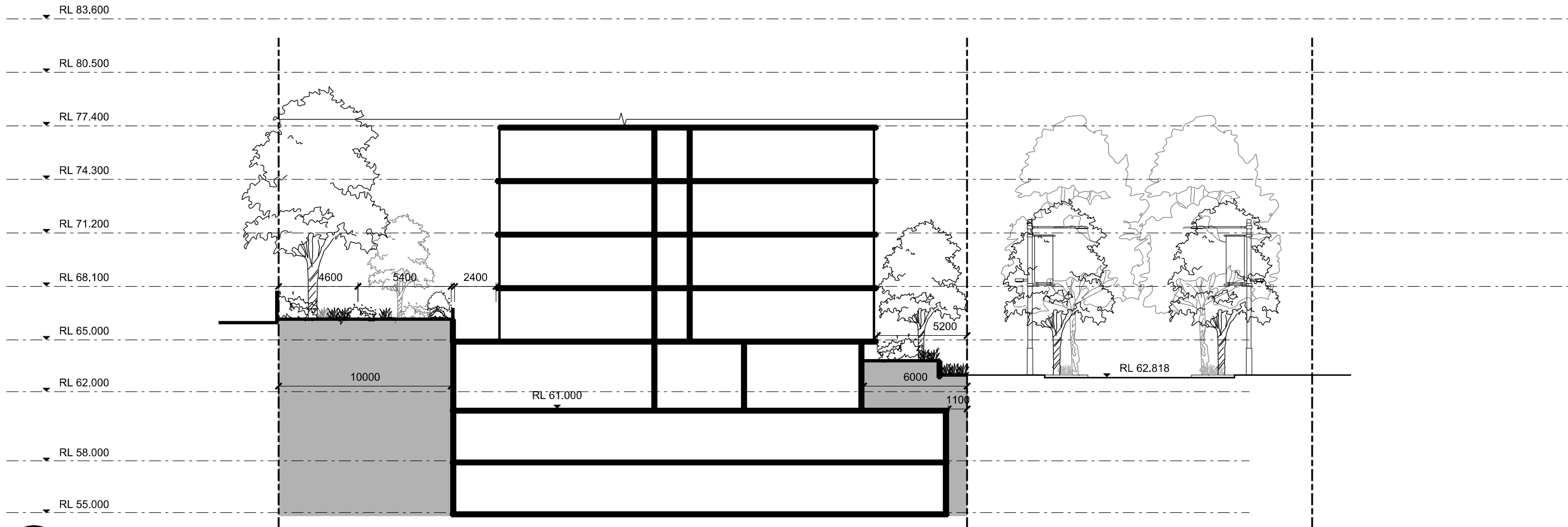
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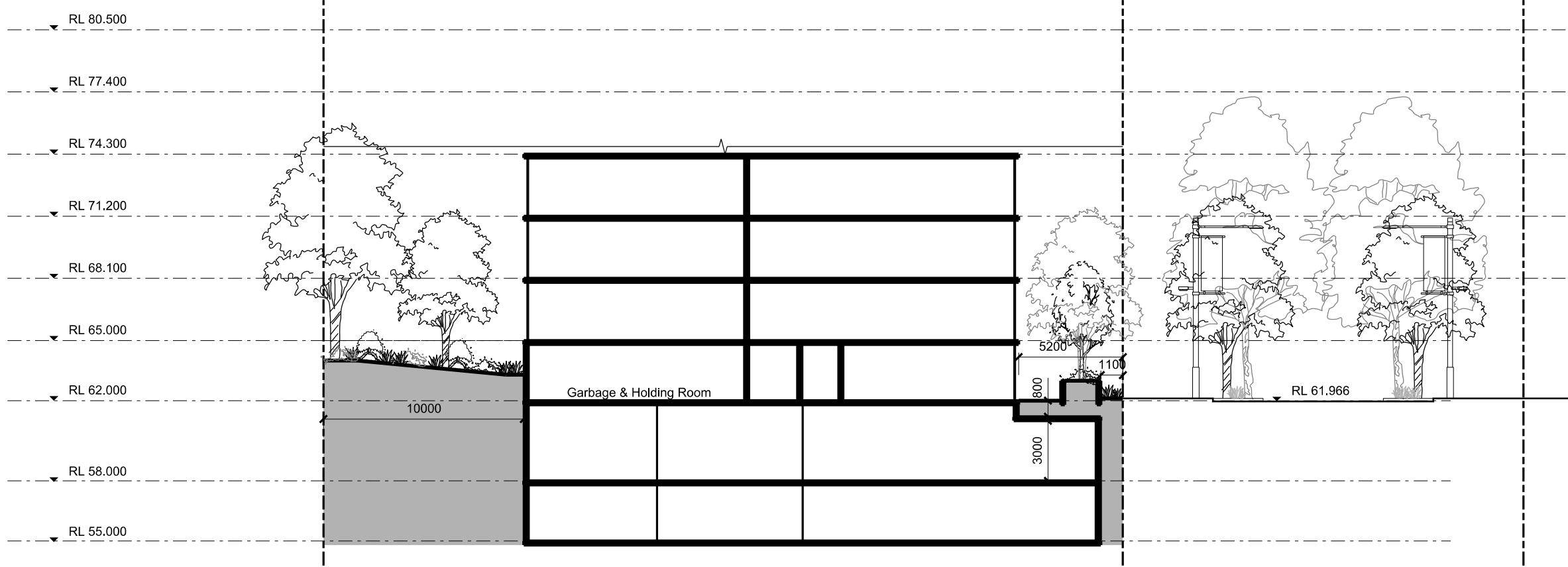
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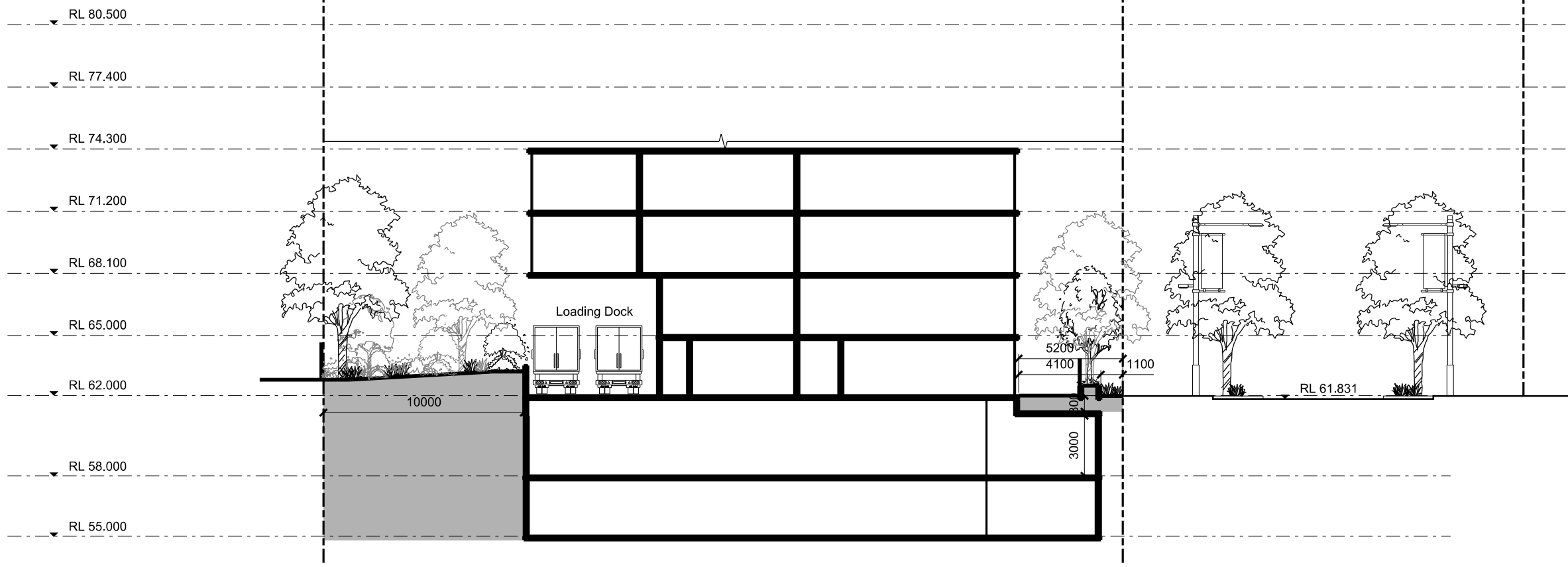
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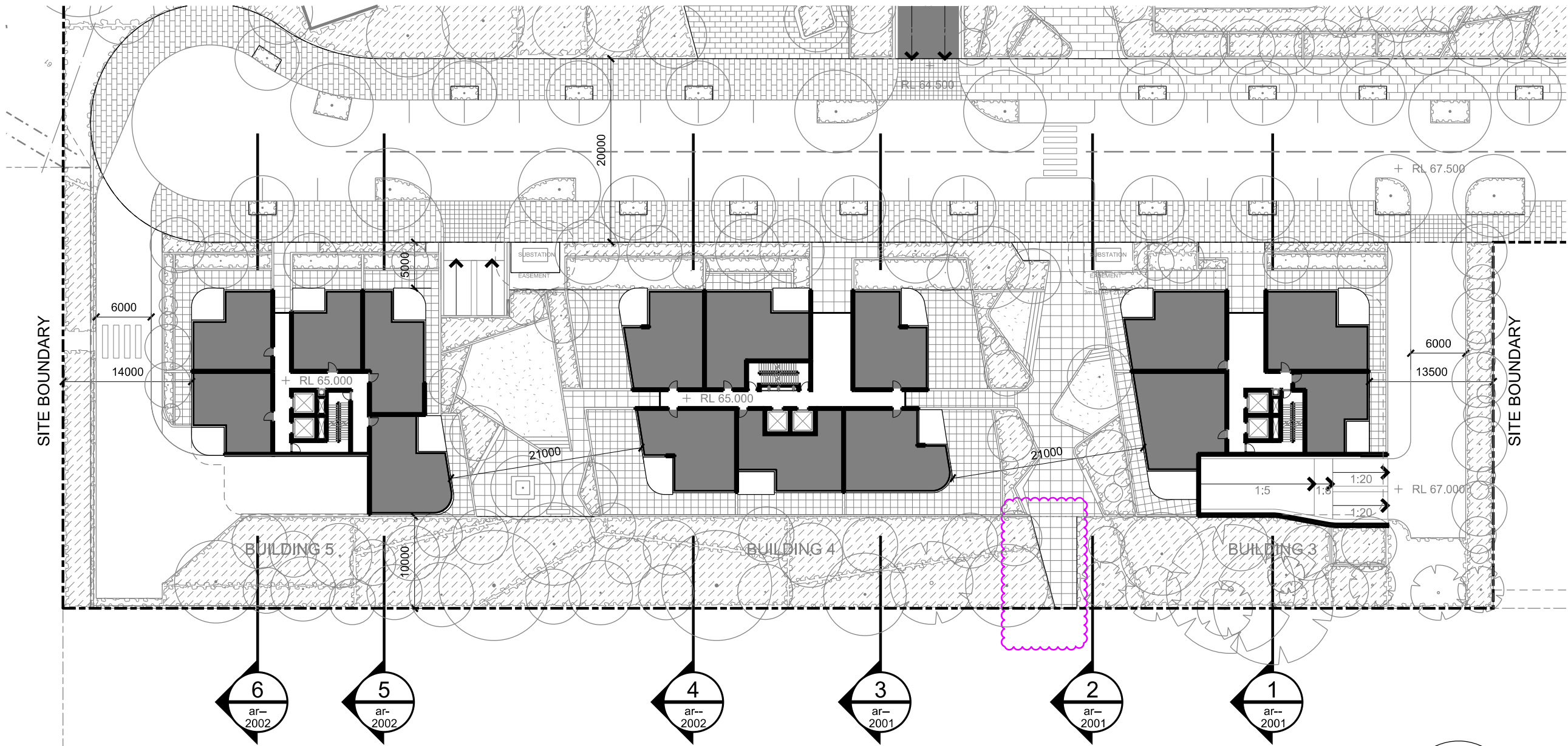
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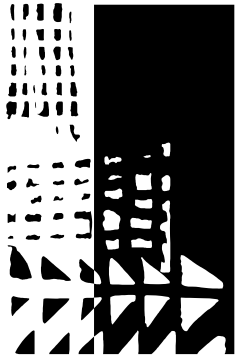
KEY PLAN
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SITE B AREA	6217 sqm
DEEP SOIL AREA (RCC DCP)	1315 sqm / 21.2%
DEEP SOIL AREA (SEPP 65)	1430 sqm / 23.0%
LANDSCAPE AREA	2470 sqm / 39.7%

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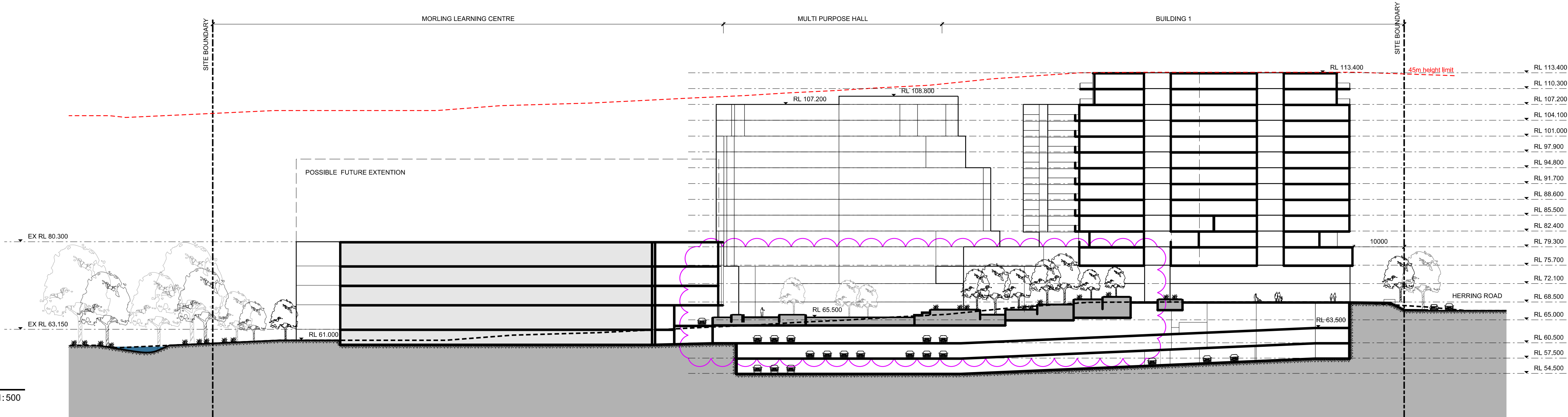
MORLING COLLEGE MASTERPLAN

Site B Sections

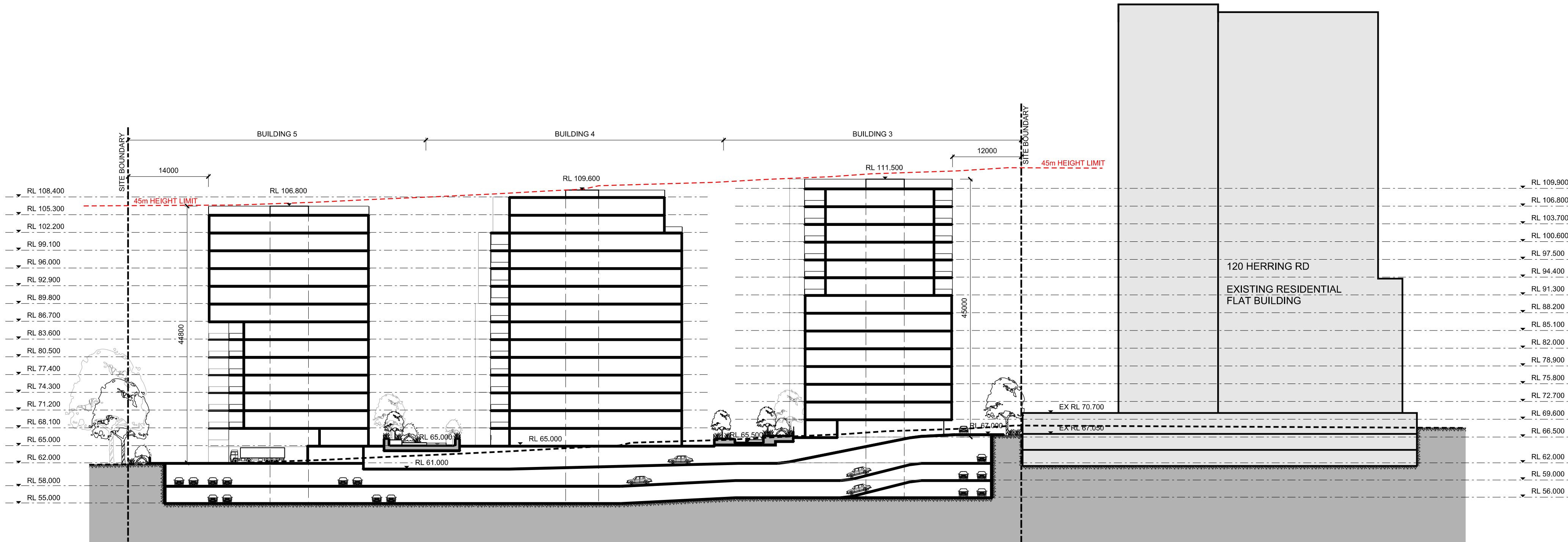


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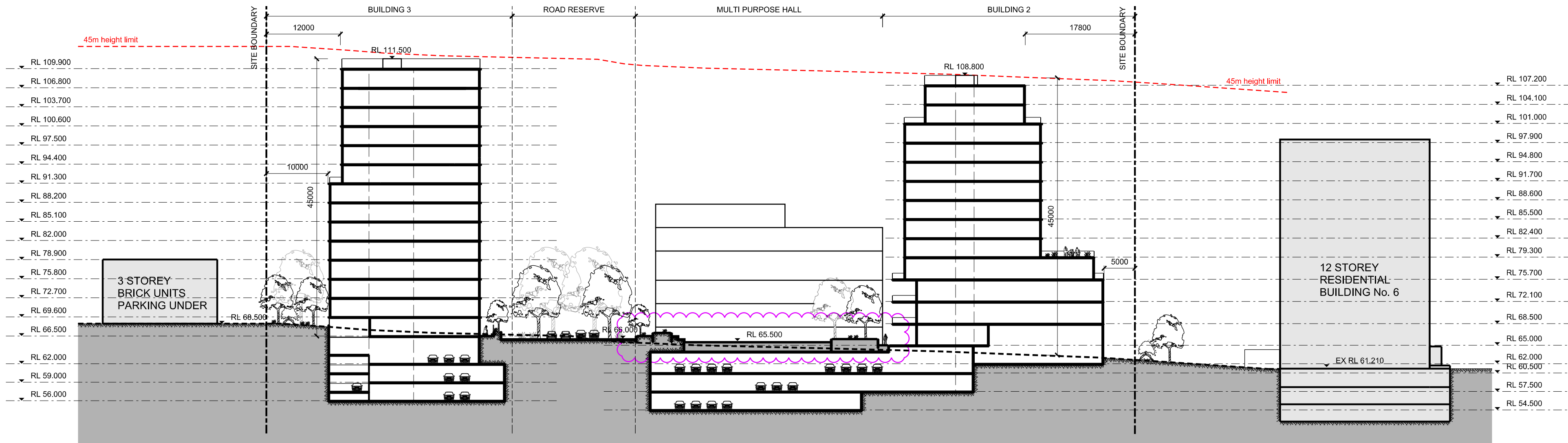
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SECTION B
SCALE 1:500



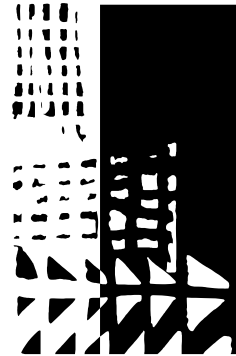
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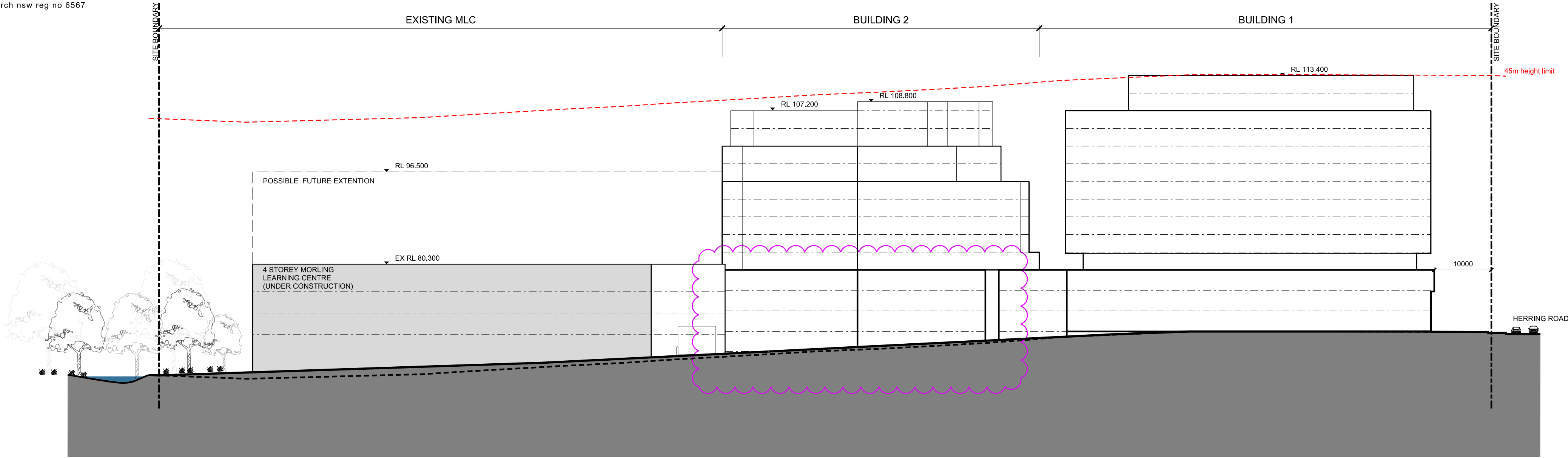
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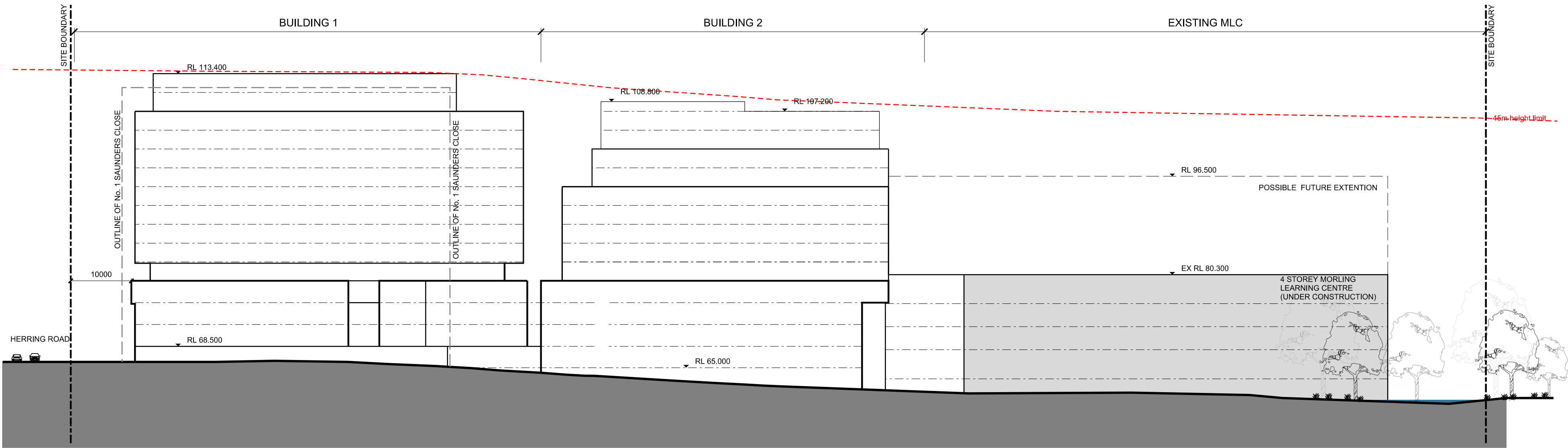
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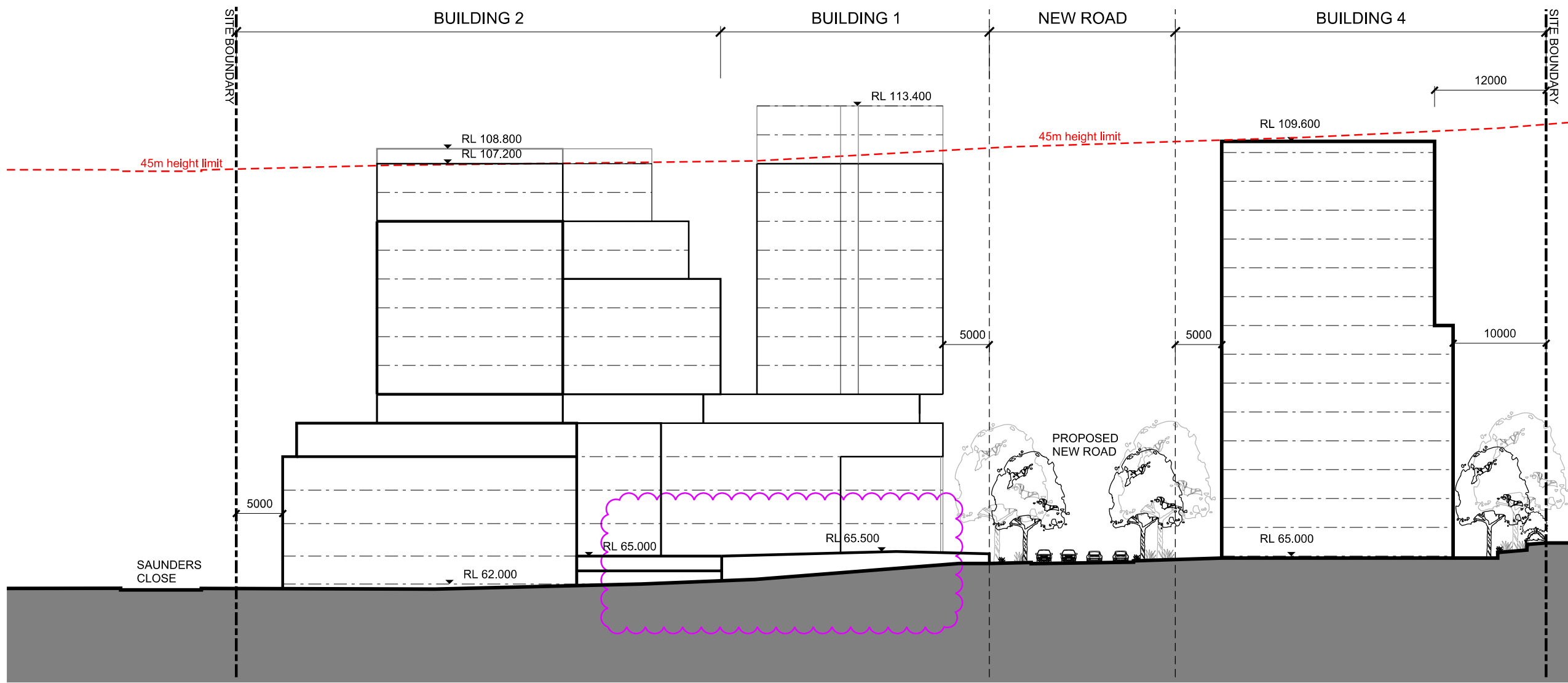
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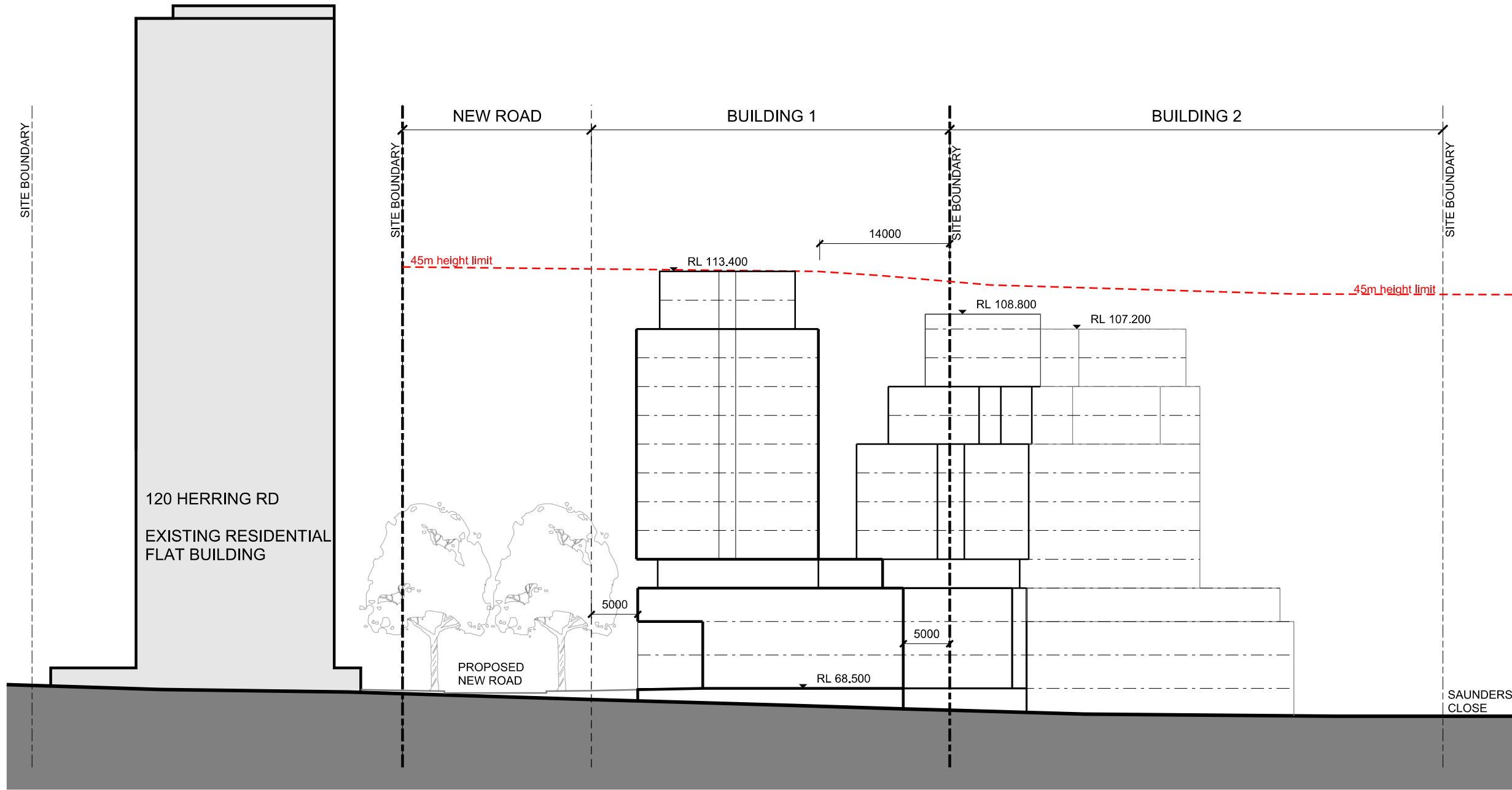
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NORTH-EAST ELEVATION
 SCALE 1:500



NORTH-WEST ELEVATION
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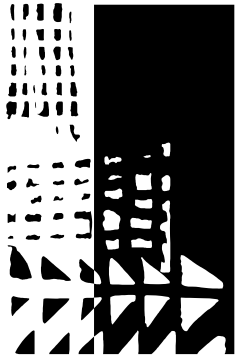


SOUTH-EAST ELEVATION
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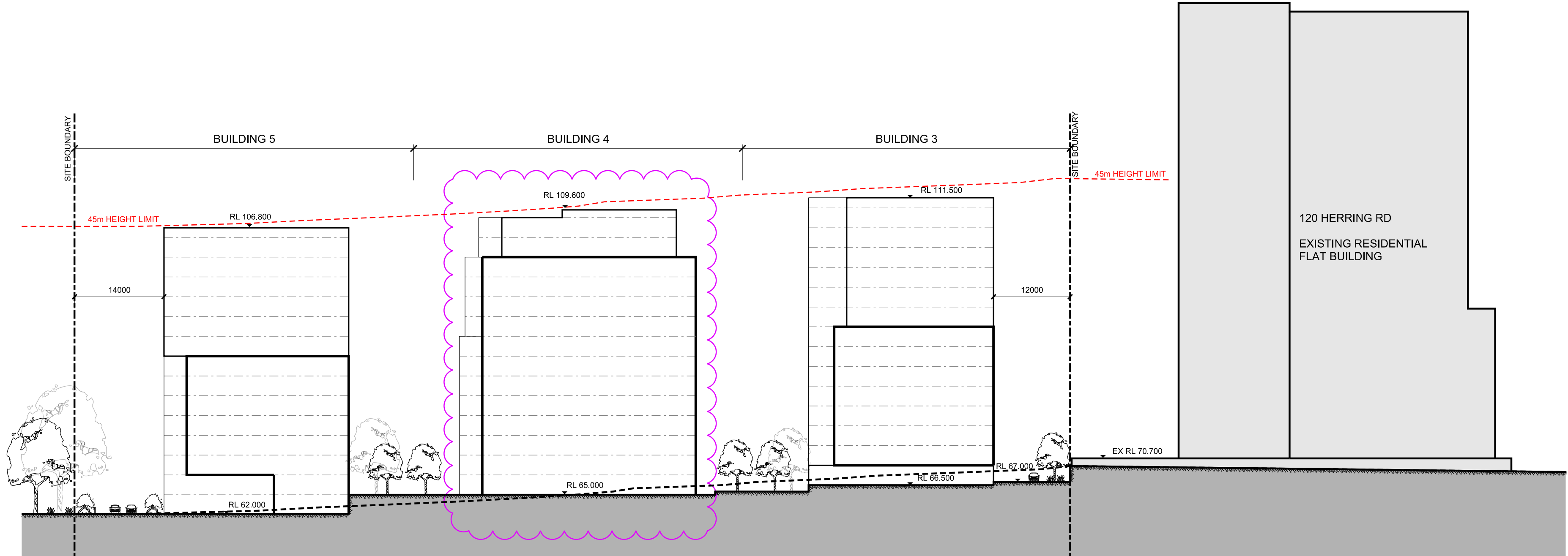
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Site A Elevations

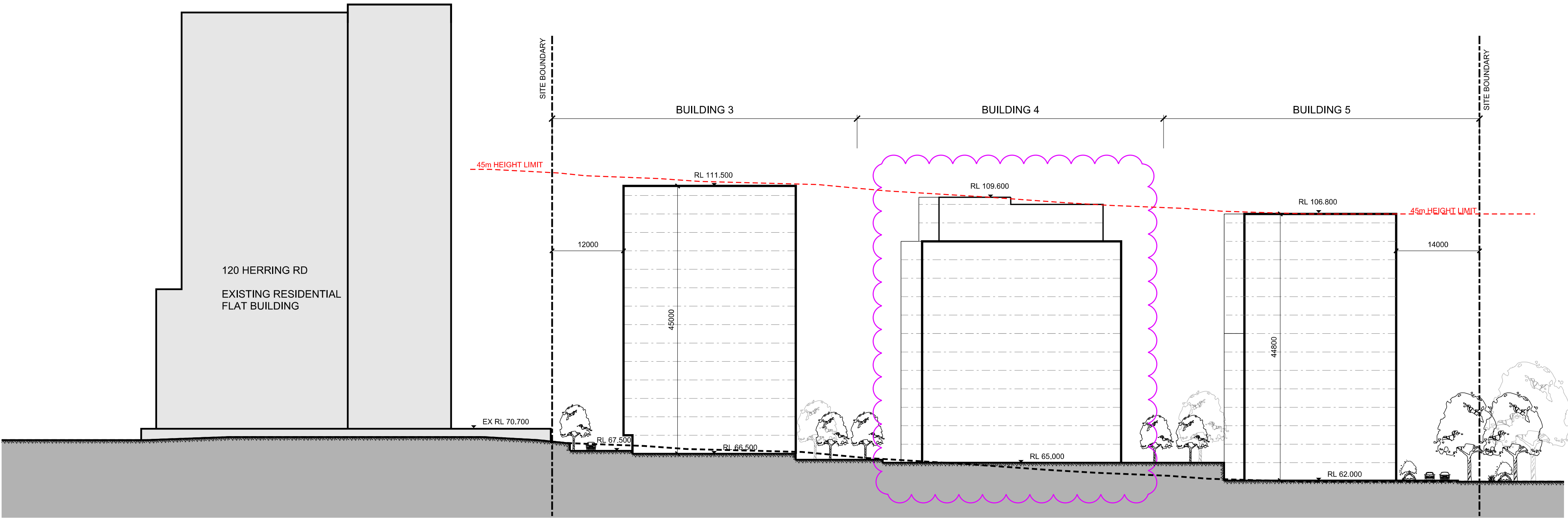


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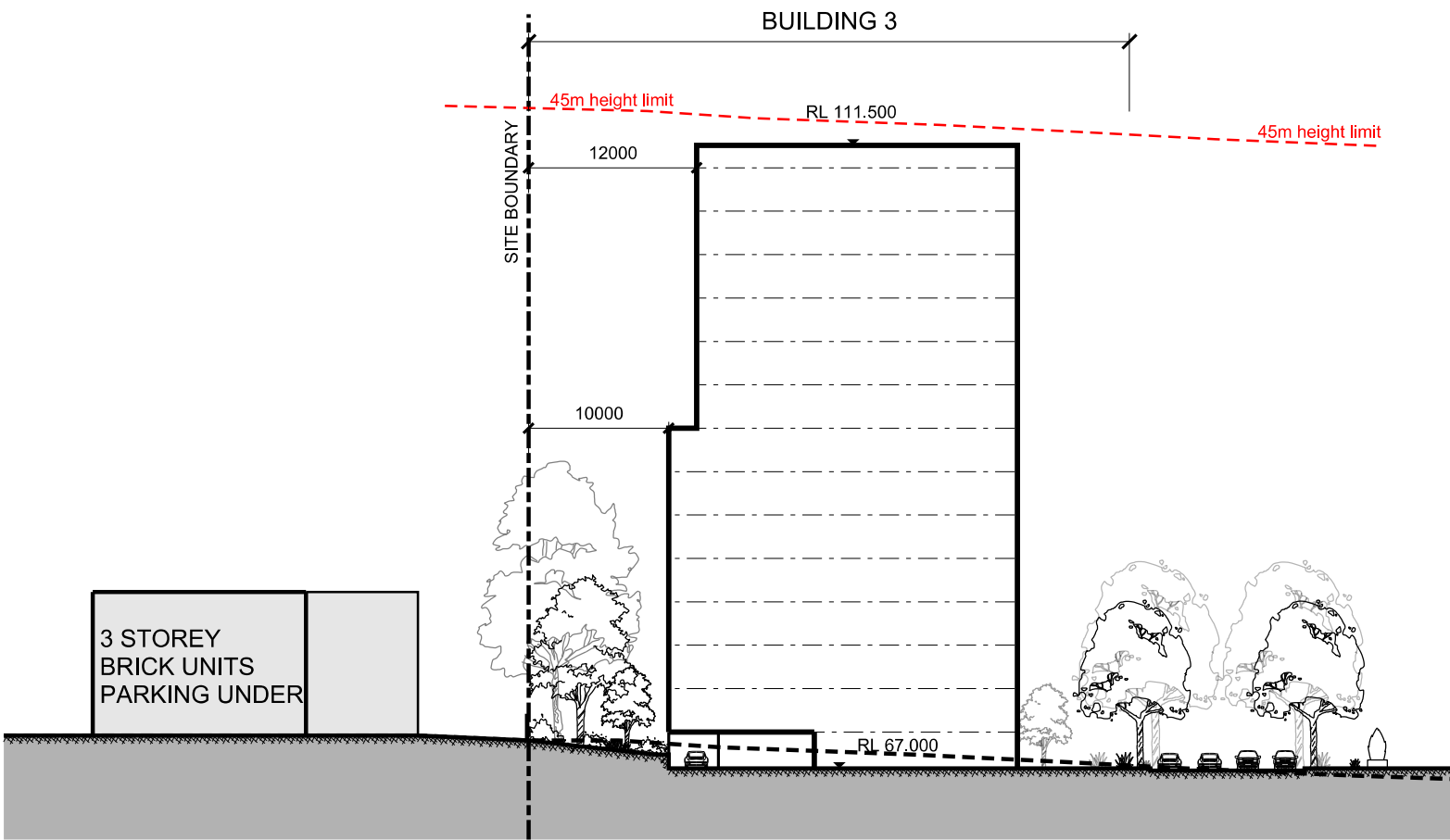
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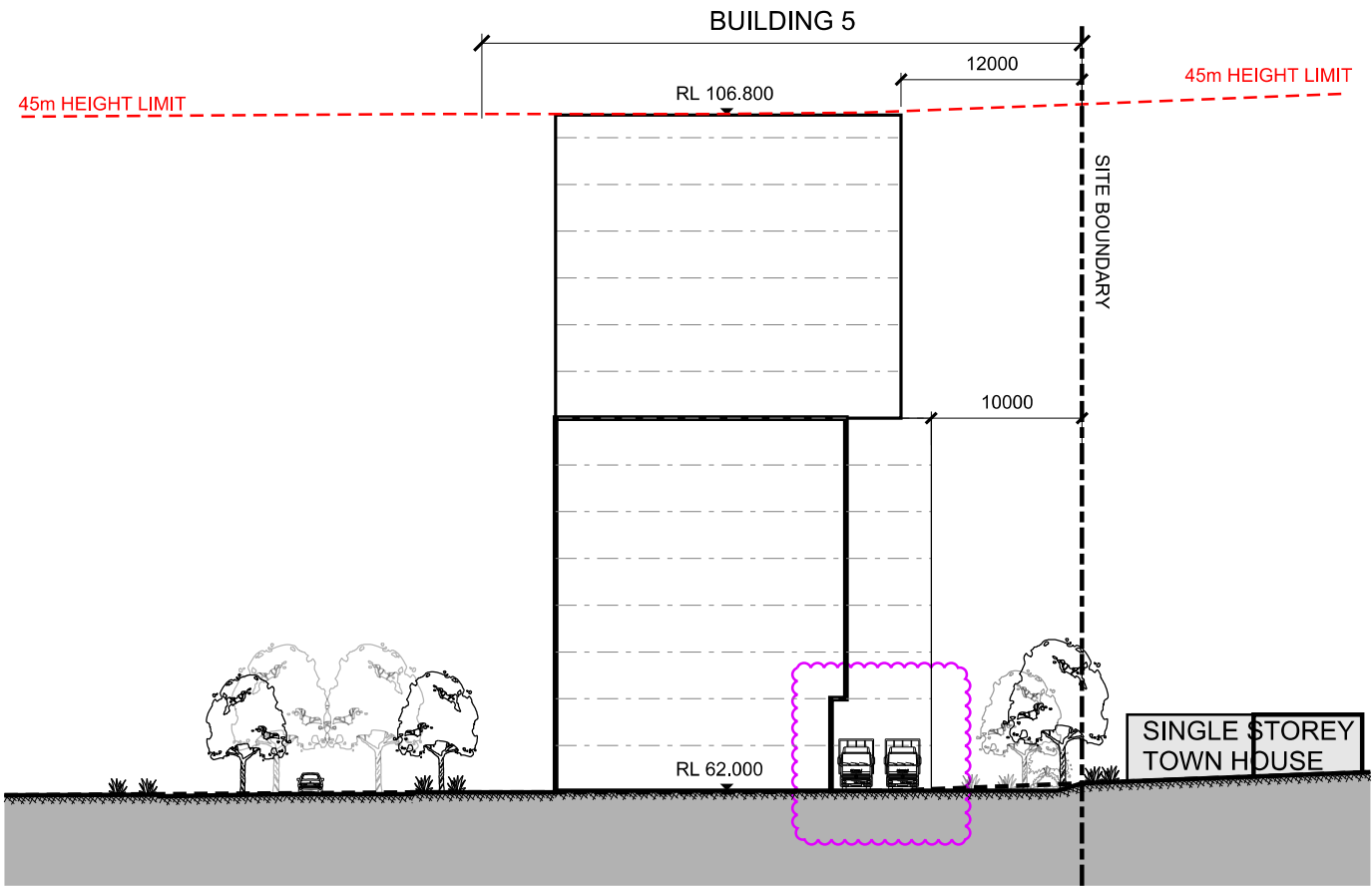
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SCALE 1:500



 SOUTH-EAST ELEVATION
SCALE 1:500



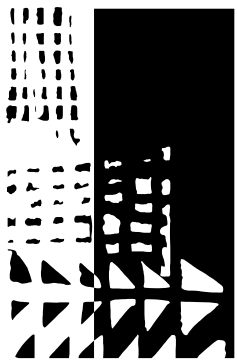
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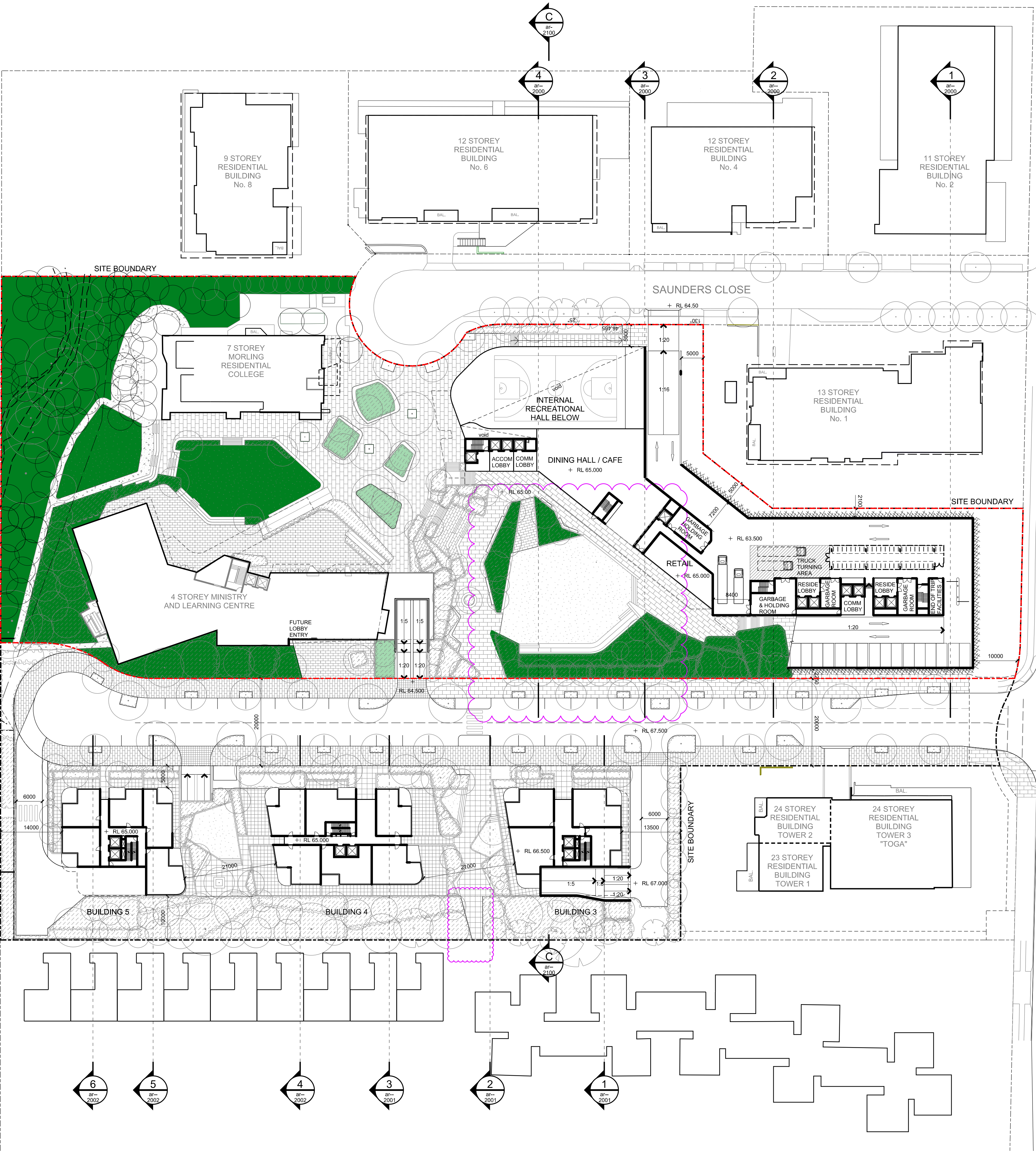
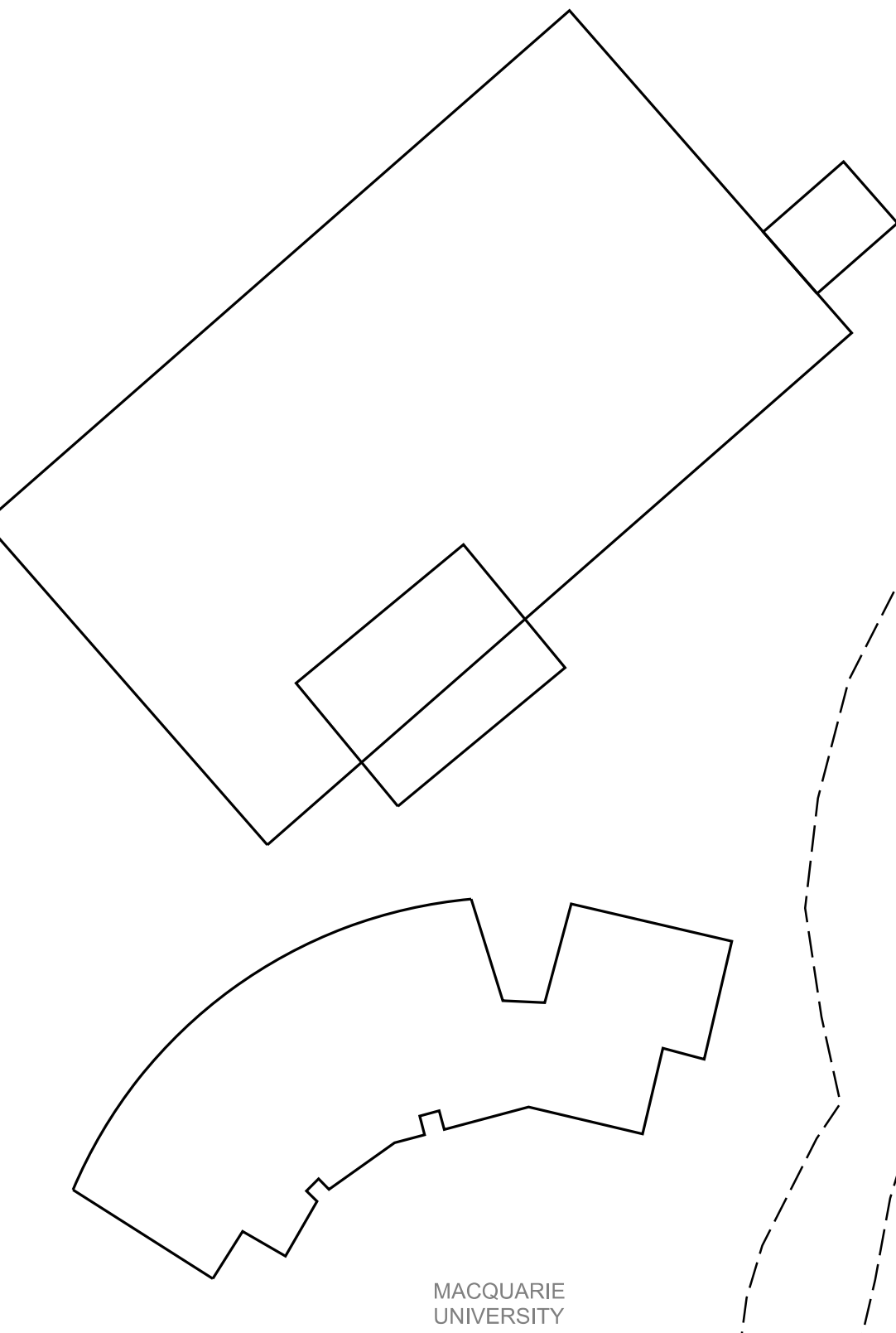
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Site B Elevations



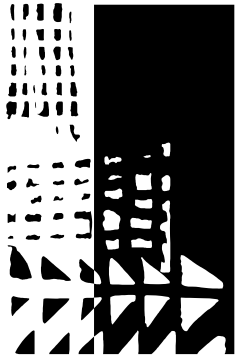
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- LEGEND

DEEP SOIL AREA BASED ON RCC DCP
(3921sqm, 23.6%)

EXTRA DEEP SOIL AREA BASED ON SEPP 65
(4140sqm, 24.9%)
- SEPP:
 SITE AREA GREATER THAN 1500m2, MINIMUM DIMENSIONS 6m, DEEP SOIL ZONE 7% OF THE SITE AREA.
- DCP:
 A MINIMUM 20% OF A SITE MUST BE PROVIDED AS DEEP SOIL AREA.DEEP SOIL AREA MUST BE AT LEAST 2M DEEP. FOR THE PURPOSE OF CALCULATING DEEP SOIL AREAS, ONLY AREAS WITH A MINIMUM DIMENSION OF 20m* 10m MAY BE INCLUDED.
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- MORLING COLLEGE MASTERPLAN
- Site A
 Deep Soil Diagram
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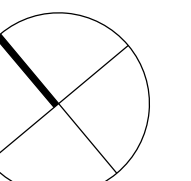


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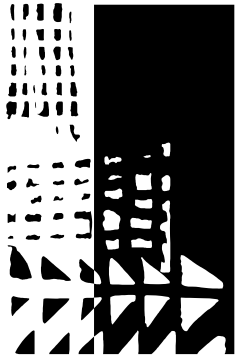
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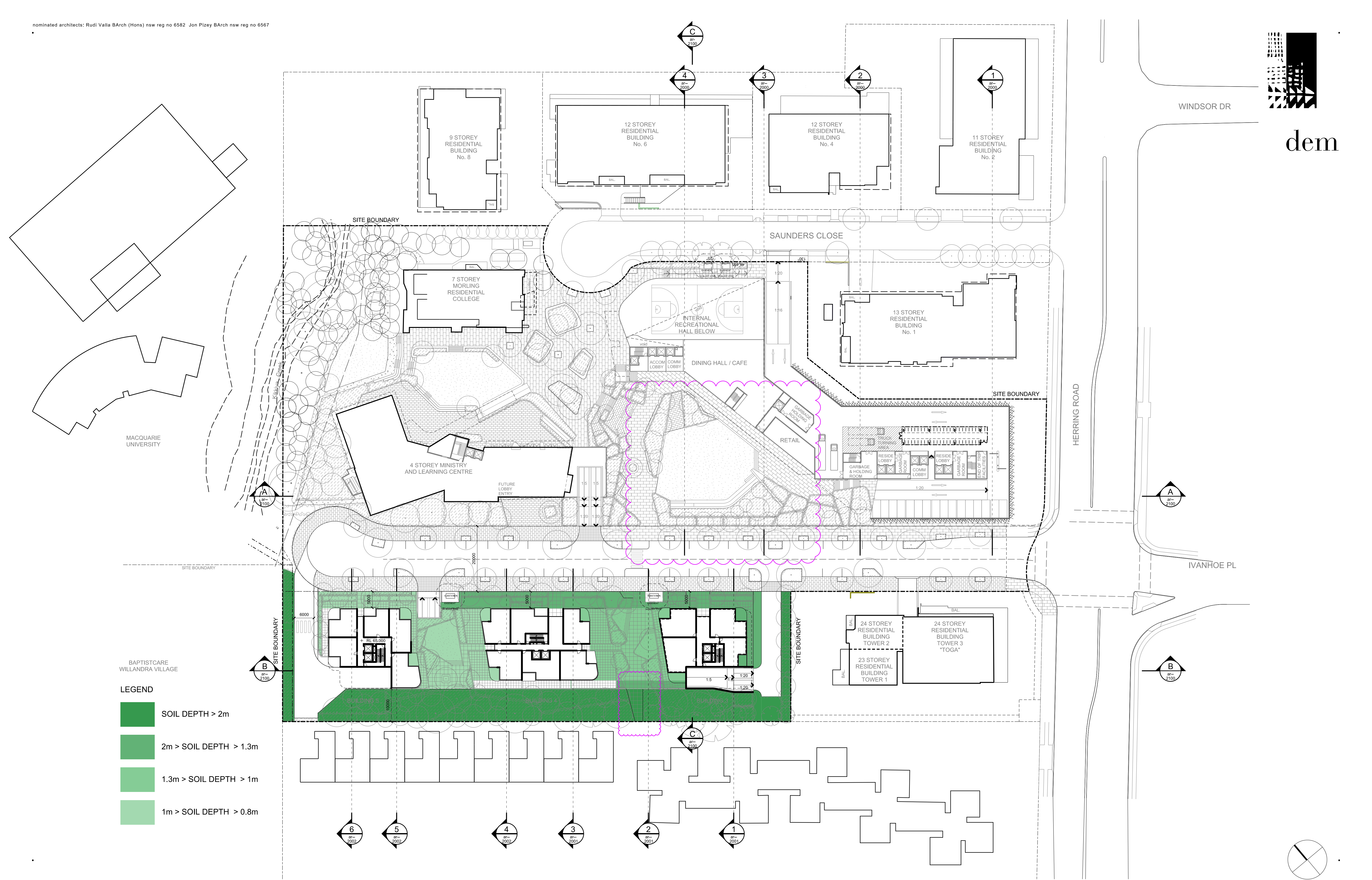
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Site B
Soil Depth Diagram

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ar-8303

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